

**MINUTES: MAY 19, 2010 MEETING OF THE
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP**

1

- 1) Roll Call and Advisory Role Statement. Henry Palmer, Sandra Farrell, Karen Binns, Jon Mehtlan, were present. Gil Jemmott and Ben Morris were absent.
- 2) **Review of minutes of previous meetings.** Farrell moved to approve minutes with changes brought forward by other members of the group. Binns seconded. motion. Motion passed 4-0-0
- 3) **PUBLIC FORUM:** Opportunity for the public and Sponsor Group members to speak on item(s) not on the agenda. Time limit: 3 minutes. No discussion or vote allowed. No members of the public brought forward any items.
- 4) **Matheson PCA 3200-21173 (2 LotTPM) APN: 187-530-42: Location 1202 Rancho Luiseno Road, Escondido. Near Windsong Lane and Mesa Rock Road.** Action Item. Farrell reported that Denis Furman had called requesting Hank Palmer's email in order to send him the information Palmer requested for review. Item was continued until Palmer has had a chance to receive and review the information.
- 5) **Mesa Rock Nursery: Plant nursery, 9,000 square foot warehouse and office building, 100 square foot storage building, and two security trailers at 25568 Mesa Rock Road, West of I-15 and south of Mesa Rock Road crossing below I-15.** Action Item. Gary Larson, Larson presented the plot plan and said the area shows was previously graded when the site was used as a quarry and that the proposed project is compatible. Palmer disagreed that the slope analysis provided was adequate because it did not show the slopes. He said the wanted a table showing the slopes and what Larson had given him had no figures or numbers on it at all but simply a GIS/TIN (Triangular Irregular Network). Palmer said he wanted a table that showed the slope ranges by and said a reasonable person could not get adequate information based upon what was presented and therefore it did not satisfy the County requirements under the RPO. Larson disagreed saying the County had accepted what was submitted. Larson said Palmer was looking at a part of the policy used in the subdivision of lots and to determine adequate lot sizes and that policy didn't apply to this project. Larson said a normal slope analysis didn't apply because there would be minimal grading in areas that hadn't been previously graded. He said the information presented was adequate had been accepted by the County. Larson said the slope analysis presented did comply with the RPO. Farrell asked if any residential lots looked down on the site. Larson and David Shibley, who was also present to represent the applicant, said no but there could be a few lots east of the I-15, about a mile away, that could see into the site. Larson said you would not be able to see what was there [the project]. Farrell said she raised the question because the drawings indicate a building without aesthetic value. Shibley assured Farrell that the project would not be visible by any nearby residences. Binns expressed concern about the applicant's intent to use the site for a high-impact industrial use. Binns asked Shibley if the County changed the zoning from Agricultural to High-Impact Industrial if it would go back to the Sponsor Group for review. Shibley said it would. Farrell said the building appeared to her to be an industrial building for future use for industrial purposes and felt the landscape plan was critical to the project. Shibley assured Farrell that the landscape would use all natural [native] plantings and the building would be well screened. Even the existing water tank would be screened by trees and painted

green. Homes on the east side of I-15 would see little of the building with all the planted to screen the project. Karl Gaily with Hilltop Reality said the building was chosen for ease of construction and flexibility. Palmer asked how the drainage from the site would impact wetlands shown to the east of the project as seen on the Twin Oaks Hydrologic map and was concerned pollutants from the project site would drain into the wetlands. Shibley said the County required no mitigation for wetlands. Palmer asked if they had been supplied a list of the chemicals or pesticides that would be stored on site. Shibley said all the information was in the report and said that he didn't think the applicant would be using any pesticides. Larson agreed, and added that a Storm Water Management Plan had been prepared and if any additional requirements came up that the applicant would address them. Shibley said he couldn't tell what kinds of chemicals would be used on the site but the County would tell them what they could and couldn't do. Farrell expressed concern about the drainage off of the project. Her concern came from the community complaints from another nursery, Altman Specialty Plants and its discharge of fertilizers and pesticides from their above ground plants running into creeks and down residential streets. Gaily said the Storm Water Management Plan would monitor what they were allowed to discharge and how it would be treated prior to discharge. Shibley said some of the drainage would go into the Caltrans right-of-way. Mehtlan said if the County, as the approving agency has approved the applicant's project documents than problems with how the data is presented is an issue to be addressed with the County. Palmer disagreed, stating that if the data wasn't presented per the requirements of the map processing manual and the RPO he could not support approval of the project. Palmer moved to not recommend approval of the proposed project because of concerns about contamination of wetlands by runoff by nursery, no indication that the site will be subject to Water Quality Control Board plan for meeting requirements for testing runoff and finally that the software used to determine slope was not consistent with the Map Processing Manual, the RPO or separate guidelines for determining slopes and lot yield. No second. The motion failed. Bins moved to accept the plot plan. Mehtlan seconded. Mehtlan, Binns and Farrell voted in favor; Palmer against. Motion failed because only four members present of seven so the minimum to approve or deny is four votes.

Motion fails. Bins moved to accept plot plan. Mehtlan seconded. Motion; Mehtlan, Farrell and Binns voted for. Palmer against. Motion failed.

- 6) **County Proposed Zoning Ordinance and Subdivision Changes:** The county is proposing about 200 pages of changes to the Zoning Ordinance and Subdivision codes. Subdivision fees are also proposed to be changed. Discussion/Action Item. No discussion or action taken
- 7) **General Plan Update (was GP-2020):** Review of zoning for consistency with proposed GP revisions. Discussion/Action Item. No discussion or action taken.
- 8) **Election of Officers:** Election of Chairman, Vice Chairman, and Secretary for the Sponsor Group. The duties of the officers and number of officers may also be changed. Action Items. No action was taken - not enough members present to take an action.

- 9) **Workshop on creation of Community Plan:** Workshop to revise community plan. Palmer said that Gil had stated on the Community Character portion and wanted to form a group to review past Sponsor Group actions prior to creating a Community Plan. Palmer said the group adopted light standards and scenic highway elements as well opposition to clustered zoning, and all needed to be considered in the creation of a Community Plan. Farrell moved to form a subcommittee of Palmer Jemmott and Mehtlan to work on the Community Plan. Palmer said there wasn't enough members present to form a subcommittee and recommended a study group be formed. Farrell amended the motion to state an informal study group of Jemmott, Mehtlan, and Palmer look at all information of relating to the Community Plan work on the Community Plan. Palmer seconded. Motion passed 4-0-0
- 10) **Old Business.** Lack of public meeting place for the summer months. Because the County has not agreed to pay for rental of the regular meeting place, Binns said she and her husband have agreed to personally pay for the rental so there will be public meetings for the community during the summer. Farrell asked Binns to submit any receipts for the room rental and she will submit them to the County.
- 11) **Administrative and Correspondence.**

Respectfully Submitted, Sandra Farrell, Acting Secretary, Co Vice-Chair and Acting Chair

The next regular meeting of the TOVCSG will be on June, 16th at 6:30 p.m. at the Twin Oaks High School.